

ORDINANCE NO. 1193

AN ORDINANCE OF THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, REQUIRING THE CONSTRUCTION OF CURBS, GUTTERS, AND SIDEWALKS IN CONJUNCTION WITH BUILDING CONSTRUCTION.

WHEREAS, the lack of sidewalks in the City of Redlands in many instances forces pedestrians, particularly school children, to walk in the street and be subjected to hazards of vehicular traffic, and

WHEREAS, the lack of curbs in the City of Redlands results in poor drainage, puddles of water, difficult street sweeping, and the accumulation of trash, and the lack of said curbs subjects children or pedestrians in the normal sidewalk area to accidental injury by vehicular traffic, and

WHEREAS, it is necessary for both vehicular traffic and pedestrian safety that existing curbs be relocated to conform to the Master Plan of Streets and Highways of the City of Redlands.

NOW, THEREFORE, the City Council of the City of Redlands does ordain as follows:

SECTION 1. The existence of sidewalks and curbs or gutters constructed of material other than concrete adjoining dwellings and buildings within the City of Redlands or conversely, the lack of adequate curbs, gutters and sidewalks, is hereby found and declared to be dangerous to the public health and safety of the inhabitants of said City.

SECTION 2. Any owner, lessee or agent constructing or arranging for the construction of a building or dwelling shall also provide for construction and relocation in conformance with Master Plan of Streets and Highways of the City of Redlands, of concrete curbs, gutters and sidewalks in accordance with city specifications unless adequate curbs and sidewalks in conformance with the Master Plan of Streets and Highways of the City of Redlands already exist along all street frontage on which the building or dwelling is to be constructed. The owner of said property shall also cause the land on which the improvement is required herein, including the necessary land for location or relocation of public utilities and in conformance with the street width as designated by the Master Plan of Streets and Highways, to be dedicated to the City of Redlands.

EXCEPTIONS:

- (a) For areas parceled into lots which are capable of further division said improvements need not be installed for a greater distance than the lot width required by the zoning ordinance for the zone in which the property is located.
- (b) For corner lots - said improvements shall extend the entire frontage of the lot on each street, but may be omitted in front of that portion of the parcel capable of further division.
- (c) For streets in the single family residential districts or with predominately single family uses, in which 50% or more of the lots in a block are developed with residential structures, improvements shall be provided at a level not less than the highest standard which exists in said block.
- (d) For streets which are to be widened with gas tax funds in the foreseeable future, the curb and gutter requirements of this ordinance may be waived.


- (e) The City Council may, after recommendation of the Advisory Committee (consisting of three persons, composed of one member each, from the City Council, Planning Commission and Engineering Department) and a finding that such action will not adversely affect the health, safety, and welfare of the public, waive any and all of these requirements, provided however, appellant shall agree in writing to participate in any street improvement program for the block in which the property is located, whether privately or publicly initiated.

SECTION 3. The building inspector shall not issue a building permit for any building or dwelling until necessary grading (including removal of obstructions), curbs, gutters and sidewalks exist or are constructed or their construction is guaranteed by cash, certificate of credit, or surety bond, deposited with the City of Redlands in a sum to be determined by the City Engineer based on actual cost.

SECTION 4. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, sentences, phrases, or portions, be declared invalid or unconstitutional.

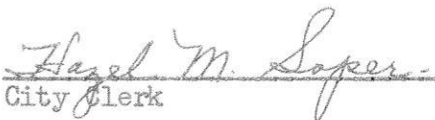
SECTION 5. This ordinance shall be in force and take effect as provided by law.

SECTION 6. The City Clerk shall certify to the adoption of this ordinance and cause the same to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in this City.



Mayor of the City of Redlands

ATTEST:



City Clerk


APPROVED FOR FORM:

s/ Edward F. Taylor

City Attorney

I, Hazel M. Soper, City Clerk, City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 16th day of October, 1962, by the following vote:

AYES: Mayor Parker, Councilmen Burroughs, Martinez, Hartsell
NOES: None
ABSENT: Councilman Wagner



Hazel M. Soper, City Clerk